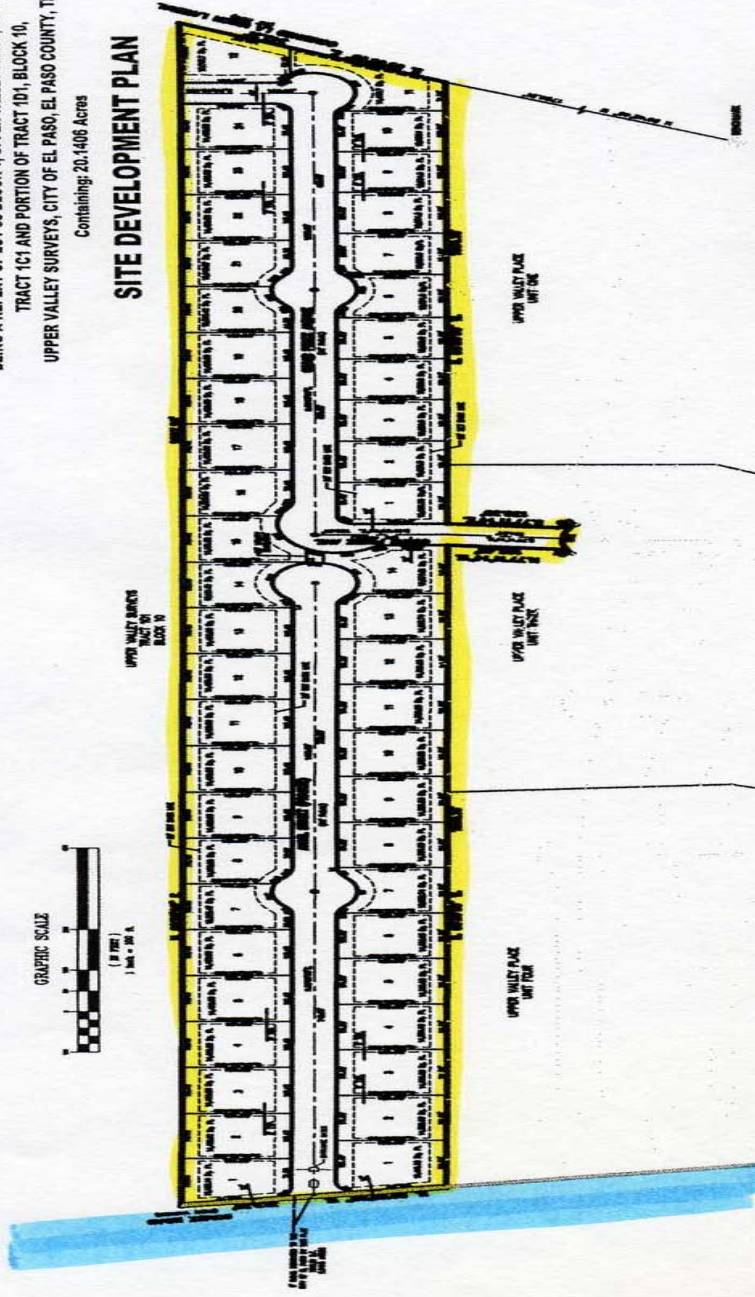


ZON04-00031 & ZON04-00032



TRACT 1C1 AND PORTION OF TRACT 1D1, BLOCK 10,
UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS
Containing 20.1408 Acres

SITE DEVELOPMENT PLAN



ZON04-00031 & ZON04-00032



ZON04-00031 & ZON04-00032



ZON04-00031 & ZON04-00032



ZON04-00031 & ZON04-00032



ZON04-00031 & ZON04-00032



ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00031, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON A PORTION OF LOTS 1C1 AND 1D1, BLOCK 10, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (GOMEZ ROAD AND OSCAR PEREZ AVE.) PURSUANT TO SECTION 20.12.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY IS AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **View Point Acreage, L.L.C.** has applied for a Special Permit under Section 20.12.040 of the El Paso Municipal Code, to allow for a planned residential development;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-2 (Residential)** District:

A portion of Lots 1C1 and 1D1, Block 10, Upper Valley Surveys, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A"; and

2. That a planned residential development is authorized by Special Permit in **R-2 (Residential)** districts under Section 20.12.040 of the El Paso Municipal Code; and

3. That the requirements for a planned residential development under Section 20.12.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.12.040 of the El Paso Municipal Code, to allow a planned residential development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-2 (Residential)** district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00031** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this **8th** day of **June, 2004**.

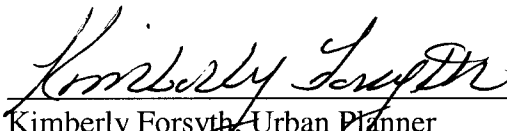
THE CITY OF EL PASO

Joe Wardy
Mayor

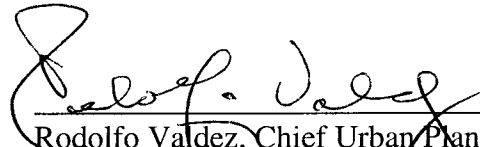
ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:



Kimberly Forsyth, Urban Planner
Planning, Research & Development



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

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Rita

505 588 0477

P.1

SKYLINE ENGINEERING

P.O. BOX 20
SANTA TERESA, NEW MEXICO 88008

19.9691 ACRE PARCEL
BEING A PORTION OF
LOTS 1C1 AND 1D1, BLOCK 10
UPPER VALLEY SURVEYS
EL PASO COUNTY
EL PASO COUNTY, TEXAS

A certain parcel of land being a portion of Lots 1C1 and 1D1, Block 10 Upper Valley Surveys, El Paso County, El Paso County, Texas and being more particularly described by METES AND BOUNDS as follows:

Beginning at a found 5/8" rebar marking a point on the north right-of-way line of Gomez Road (width varies) and also marking the southwest corner of Proposed Upper Valley Subdivision Unit 4, whence a found 5/8" rebar marking the northwest corner of Proposed Upper Valley Subdivision Unit 4 bears N 08°-30'-00"E, a distance of 970.35 feet;

THENCE, from "THE POINT OF BEGINNING" N 89°-50'-00"W, a distance of 313.31 feet along the north right-of-way line of Gomez Road to a set 5/8" rebar with yellow cap No. 1862 marking the southwest corner of the parcel herein described;

THENCE, N 08°-30'-00"E, a distance of 2902.45 feet to a set 5/8" rebar with yellow cap No. 1862 marking a point on the south right-of-way line of The La Union Lateral (50' r-o-w);

THENCE, S 56°-03'-00"E, a distance of 343.32 feet along the south right-of-way line of The La Union Lateral to a set 5/8" rebar with yellow cap No. 1862 marking the northeast corner of the parcel herein described and also marking the northwest corner of Upper Valley Subdivision Unit 1;

THENCE, S 08°-30'-00"W, a distance of 1739.16 feet to a found 5/8" rebar marking the southwest corner of Upper Valley Subdivision Unit 3 and the northwest corner of Proposed Upper Valley Subdivision Unit 4;

THENCE, S 08°-30'-00"W, a distance of 970.35 feet along the west boundary line of said Proposed Upper Valley Subdivision Unit 4 to "THE POINT OF BEGINNING" of the parcel herein described containing 869,854.36 square feet or 19.9691 acres of land MORE OR LESS.

*CERTIFICATE *

I, Leonard R. Tanner, Texas Registered Professional Land Surveyor, hereby certify that this legal description was prepared by me or under my direct supervision from field notes of an actual survey, and that such is true and correct to the best of my knowledge and belief.

Leonard R. Tanner
Leonard R. Tanner
Registered Professional Land Surveyor
Texas License No. 1862
December 16, 2003
Job# 404-101

**POOR QUALITY ORIGINAL
BEST AVAILABLE FILM**

ENGINEERING, LAND SURVEYING, UTILITY CONSTRUCTION

Exhibit "A"